

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

September 24, 2020

In Attendance: Miriam Olson; Mark Hewitt; Bill Robe; Laurie Nichols; Jake Friesen; Rosa Bravo; Dae Paula Saulnier; Laurie Nichols; Tom Bokhart; Ben Gordon; Jennifer Arreola; Mark Mootchnik

Bill Robe called to order at 4:00 p.m.

E&S Ring:

Nothing to report by Ben Gordon

Site Authority (Marc Mootchnik presentation and open discussion):

Attorney Marc Mootchnik addressed the Community Advisory Group to inform the group of his role representing the Site Authority Board and CSU Channel Islands. He has been with CSU for 19 years. He wanted to clarify some perceived confusion over Site Authority governance role:

- The Board of Trustees of the CSU owns the land beneath University Glen.
- The Site Authority is a state entity established to support and carry out the mission of the University.
- The CSU Board of Trustees manages and controls the ground lease to the Site Authority.
- Board of Trustees has retained the rights of review and approval of any new development.
- Site Authority has contracted with KW to manage the properties in the University Glen.
- The purpose of the Site Authority is to serve the mission of the University including the University Glen priority based housing program to primarily attract staff and faculty.
- There is no HOA because the land and common areas are owned by the State of California and not the residents.
- Due to the absence of HOA, CAG's purpose represents recognition of a need to review the homeowner and other stakeholder common area concerns and serve as the means to communicate between the SA Board and University Glen Community.

Open discussion of various items followed:

Bill Robe mentioned that the HAC and residents want the SA to comply with the Davis-Sterling Act for common interest developments. He noted that the University Glen structure does not allow for this now or in the future but believes HAC community goals could be met in similar ways.

Tom Bokhart, representing the HAC asked what entity is driving the inability to operate in accordance with Davis-Sterling Act. Mr. Mootchnik mentioned that ownership and control of University Glen is held by State agencies, including the Site Authority and the Board of Trustees for the CSU.

Mr. Bokhart mentioned the HAC is confused about resolving issues regarding rules and regulations and enforcement. He stated that the HAC has drafted a letter to request a legal opinion on state and local jurisdictions and Site Authority guidance. He asked, "If the County's regulations do not govern the State land, why is Covid-19 governance applied?"

HAC requests that Campus Police enforce the rules and regulations from the ground sublease. First, to review and make sure the ground sublease has the rules and regulations needed and work with Campus Police to enforce the proposed rules. Campus Police usually do not enforce community rules. It was recommended that the HAC work through Rosa and Laurie on this. Mr. Bokhart mentioned the Rules and Regulations Committee would like to have the Site Authority provide legal counsel to review the issues because HAC believes it requires a review of the state and local codes.

Day-to-day operation requests go through Jake, then to SA staff, and then to the SA board. The HAC would like to see things resolved at earlier levels. Mr. Robe asked the group to help him figure out how to resolve ongoing issues through the CAG instead of bypassing the CAG process. This would include identifying problems and recommending the best solution to solve them. Mr. Gordon mentioned he was not aware of the draft HAC letter requesting legal opinion of jurisdiction, although it was noted that Jake and Rosa were made aware of it.

Laurie Nichols mentioned there are weekly operations meetings with Jake and UGCAM to maintain open communication of ongoing concerns to the SA staff. Ms. Nichols clarified the Covid-19 question, mentioning that Univ. Glen property is held to a different standard with signage as a State entity.

Jake Friesen mentioned that several rules need further clarification. For example, can the UGCAM restrict use of the community park only for private residents? There are also health and safety issues needing further review.

Jake also discussed that during a Site Authority's board meeting discussing SCE blackouts, the Supervisors asked how the campus managed blackouts. Site Authority mentioned the Campus has several redundancies. The feed to the University Glen comes from Simi Valley and has no backup. Resident concern is that University Glen does not have the same redundancy as the Campus. How should this be communicated to the Site Authority board? Another concern is the need for better cell service from AT&T. How do we proceed as this would be an infrastructure jurisdiction?

Mark Hewitt suggested reaching out to AT&T when the new development breaks ground. The Site Authority should look at this request during that time.

Responding to the HAC frustration that there remain many unresolved issues, Bill Robe requested a checklist from the group. Tom Bokhart mentioned that he would try to bring a list though he believed that had already been done by Mark Hewitt and Sandi Boyd. Mr. Robe requested the list in order to start addressing and solving the problems. Ms. Nichols mentioned that the Site Authority staff would maintain the list. She noted that the staff is here to solve issues as partners in the community. SA staff will look at the list and determine the timeline of each request.

Mr. Bokhart mentioned that if the community were an HOA, these issues would not come to a group like the CAG, and the problems would be resolved with a HOA board vote. Mr. Gordon stated that if the community were an HOA, Kennedy Wilson and the Site Authority would also hold multiple seats within the HAC. Mr. Gordon supported Robe's desire to avoid CAG meetings becoming a duplicate of the prior week's HAC meeting.

Mr. Bokhart mentioned several layers involved in addressing issues and expressed frustration at how slow things happen. Bill Robe expressed his understanding of the frustration and suggested a goal of better systematizing how the CAG addresses issues.

Regarding the draft HAC letter to the SA Board requesting legal opinions, Mr. Bokhart clarified his intent was to present to the CAG for the first look and review.

Mr. Robe noted there are now multiple HAC committees sometimes reporting separately to Jake/UGCAM and suggested the HAC should consider consolidating committee reports into a single report to Jake for resolution. If Jake is unable to resolve he will direct to Rosa and Laurie.

UGCAM Report (Jake Friesen).

Jake noted the progress and improvements that have been achieved.

- Landscape and irrigation has transferred to Brightview
- Communication has increased with the SA through regular meetings with Laurie and Rosa, including discussion of modifying rules and regulations that work best for the community
- Miriam Olsen requested that the minutes reflect the concern by residents that the irrigation system was not in good repair when passed off to Brightview and residents deserve a refund for costs associated with bringing the

systems back to good operating condition. Tom Bokhart recommended that this issue should be reviewed by the BAG and Jake agreed.

Miriam Olsen spoke about a homeowner's concern over lack of representation at the CAG. Ms. Olsen wanted to clarify that residents do have a voice through their elected HAC representative.

Mr. Hewitt asked about the area where a blue tarp has covered an unstable slope condition that has remained unresolved for years. Laurie informed him that the slope had been addressed, and the contract is signed. Work should begin soon. She also said the DG path has been corrected. It is not completed in its entirety but can be used safely.

Adjourn at 5:30pm

Next HAC meeting- Thursday, October 15, 2020 at 6:00 p.m.

Next CAG meeting – Thursday, October 22, 2020 at 4:00 p.m.

Next Site Authority Board Meeting- November 2, 2020 at 11:30 a.m.

CAG Open Items:

CAM Investment Funds

Property Improvement Applications PIA Old Files

Solar Policy

Residential designation of University Glen-(Chris Williamson's letter) Counsel and County reviewing the request-
PENDING

AT&T Tower

Irrigation deferred maintenance petition to not pass off the irrigation in good order by Kevin Benn

Request for Davis Sterling Act-CLOSED

Rules and regulations

CAG Charter update